

**FINAL AGENDA  
SAN DIEGO COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Friday, February 27, 2009, 9:00 AM  
DPLU Hearing Room  
5201 Ruffin Road, Suite B, San Diego, California**

Documents to be considered as evidence shall be filed with the Secretary of the Planning Commission not later than one week prior to when the item to which they relate is scheduled to be considered. The Planning Commission may, however, receive into evidence for good cause shown, or impose reasonable conditions on late-filed documents.

Note: The aforementioned does not apply to materials that are presented at the meeting as part of a visual presentation.

- A. ROLL CALL**
- B. Statement of Planning Commission's Proceedings, Approval of Minutes for the Meetings of February 13, 2009**
- C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.
- D. Announcement of Handout Materials Related to Today's Agenda Items**
- E. Requests for Continuance**
- F. Formation of Consent Calendar**
- G. Director's Report**
  - **2009 Planning Commission Chair/Vice Chair**
  - **Informational Item: Staff presentation on fire code requirements for secondary access and approach to assure compliance (Murphy)**
  - **Oral report on upgrading the hearing room infrastructure to improve the quality of audio and video capture and display (Winslow)**
  - **Results from Board of Supervisors' Hearing(s) of Items Previously Considered by the Planning Commission (Gibson)**
  - **Update on Spring Zoning Ordinance Amendments and Water Conservation Landscape Ordinance (Farace)**

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**Regular Agenda Items**

1. [Sugarbush; GPA 05-010, SP 03-003, R04-008, TM 5295RPL6, and S04-015; North County Metropolitan Subregional Plan Area](#) (Hingtgen) Continued from the meeting of February 13, 2009

The project proposes the development of 45 residential lots on the 115.5-acre project site. Access to the site is proposed via Sugarbush Drive with an emergency secondary access via Cleveland Trail. The project includes five discretionary permit applications as follows: General Plan Amendment (GPA 05-010) would change the Land Use Designation on this property from (17) Estate to (21) Specific Plan; Specific Plan (SP 03-003) would limit overall density on the project site to 0.39 dwelling units per acre, require a minimum lot size of 0.5 acres, limit the project site to no more than 45 residential lots, require portions of the site that exceed 25% slope to be placed in permanent open space, and require a 500-foot buffer from the eastern property boundary; Zoning Reclassification (R04-008) would change the zoning classification of the site from A70 (Limited Agriculture) to S88 (Specific Plan), reduce the density from 0.5 to 0.39 dwelling units per acre, reduce the minimum lot size from 2 acres to 0.5 acres, change the height designator from "G" to "E", and change the setback designator from "C" to "V"; Tentative Map (TM 5295RPL6) would divide the 115.5 acres into a total of 45 residential lots ranging in area from 0.5 to 1.73 acres, two open space lots (Lots A and B) totaling 75.38 acres, two street lots (Lots C and D) and two detention/bioretenention lots (Lots E and F); Site Plan (S04-015) would establish the setbacks for the proposed residential lots pursuant to the "V" (Variable) setback designator. The project is located at the southern terminus of Sugarbush Drive, and western terminuses of Cleveland Trail and Lone Oak Lane, within the North County Metropolitan Subregional Plan Area.

2. **Sukup Expired Tentative Map; TM 5184E; Valley Center Community Plan Area (Ehsan) – Informational Report Only**

The project is an Expired Map for a major subdivision, TM 5184, that was approved on June 10, 2004 and expired on June 10, 2007. The project proposes to subdivide 24.62 gross acres into 9 single-family residential lots ranging in size from 2.02 to 2.90 net acres. The project site is located within the Estate Development Area (EDA) Regional Category and the (17) Estate Residential Land Use Designation of the General Plan. The project site is zoned (A70) Limited Agriculture Use Regulation which requires a minimum net lot size of 2 acres. The project site is located on the east side of Rodriguez Road within the Valley Center Community Planning Area in a portion of unincorporated San Diego County. Access to the lots will be from a proposed 40-foot private road easement off of Rodriguez Road. A Biological Open Space Easement and Limited Building Zone will be dedicated over the northern portion of the property for protection of the RPO wetland. The grading plan indicates 15,850 cubic yards of cut and 18,500 cubic yards of fill for an import of 2,650 cubic yards. Water service would be provided by the Valley Center Municipal Water District and sewer by individual septic systems. The project includes off-site improvements to Rodriguez Road up to Covey Lane, and Covey Lane to West Lilac Road.

3. [Appeal of the Director Decision to Deny Ruffin /Johnson Tentative Parcel Map; Tentative Parcel Map \(TPM\) 20725; Pala-Pauma Community Plan Area \(Smith\) – To be continued to March 13, 2009 hearing due to absence of the applicant.](#)

This is an appeal of a decision by the Director of Planning and Land Use to deny Tentative Parcel Map (TPM) 20725 because the applicant failed to provide an acceptable fire protection plan. Specifically, the project does not include secondary access as required by State law (California Code of Regulations Title 14) and the County Fire code. Also, the project site, located near the terminus of Rancho Heights Road in the Pala-Pauma Community Plan Area, cannot be served within the General Plan emergency travel time limit. The applicant proposes to subdivide 73.8 acres into 4 residential parcels, including a remainder parcel. The project site is subject to the (18) Multiple Rural Land Use Designation, and is zoned (A70), Limited Agricultural zone. This item was originally heard by the Planning Commission on July 25, 2008. At that time, the Commission gave the applicant a six month period to resolve the secondary access and response time issues. The applicant submitted no new information to DPLU since the July 2008 hearing.

4. [Linea del Cielo Boundary Adjustment; General Plan Amendment GPA 06-003, Rezone R06-006; San Dieguito Community Plan Area \(Slovick\)](#)

The project is a General Plan Amendment (GPA 06-003) and Rezone (06-006) to amend the existing land use designation and zoning use regulation on two vacant parcels (APN's 268-130-42-00 and 268-130-43-00) to accommodate a single family residence and guest living quarters. The GPA and Rezone are proposed concurrently with a Boundary Adjustment with a Certificate of Compliance (BC05-0104), which proposes to grant 0.73 acres of area to the Rancho Santa Fe Foundation "Ewing Preserve" in exchange for 0.71 acres of developable area. The proposed boundary adjustment will result in a split zoned parcel subject to the RR.5, Rural Residential Use Regulations and S80, Open Space Use Regulations; therefore, a GPA and Rezone are required so that the proposed property lines match the General Plan and Zoning Use Regulation boundaries. The project is located at 5853 Linea del Cielo in Rancho Santa Fe, within the San Dieguito Community Plan Area, north of Via de La Valle off of La Gracia approximately a quarter mile west of the center of downtown Rancho Santa Fe.

5. [Puerta La Cruz Telecommunications Facility; Major Use Permit P07-004; North Mountain Subregional Plan Area \(Lubich\)](#)

The project requests a Major Use Permit to authorize the construction and operation of an unmanned wireless telecommunication facility. The facility will consist of up to three (3) wireless carriers co-locating on a 50-foot high faux

cross-arm utility pole to which up to twelve (12) panel antennas will be mounted and the associated equipment. The project is subject to the Rural Development Area (RDA) General Plan Regional Category, (22) Public/Semi Public Lands Land Use Designation, and is zoned A72 (General Agriculture). The project site is located between Warner Springs and Holcomb Village on Highway 79 within the North Mountain Subregional Plan Area which is located in unincorporated portion of San Diego County.

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### **Administrative Agenda Items**

- H. Report on actions of Planning Commission's Subcommittees.**
- I. Upcoming Board of Supervisors Agenda items and Designation of member to represent Commission at Board of Supervisors.**
- J. Discussion of correspondence received by Planning Commission.**
- K. Scheduled Meetings.**

March 13, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
March 27, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
April 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 8, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
May 22, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 5, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
June 19, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 10, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
July 24, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 7, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
August 21, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

September 4, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
September 18, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 2, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room
October 16, 2009	Regular Meeting, 9:00 a.m., DPLU Hearing Room

### **Adjournment**

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#### **Additional Information:**

This Agenda is now available on the County of San Diego's Department of Planning and Land Use web page at [www.sdcountry.ca.gov/dplu/index.html](http://www.sdcountry.ca.gov/dplu/index.html). Click on "Planning Commission/ Public Hearings".

Planning Commission actions on items on this agenda are considered taken as of the adjournment of the meeting. Finality and effectiveness of those actions are governed by provisions of laws and ordinances, and may be affected by appeal provisions.

### **Appeals**

Certain decisions of the Planning Commission may be appealed to the Board of Supervisors. Applicable County ordinances should be consulted regarding the actual requirements, which are summarized below:

Major Use Permits, Reclamation Plans & Site Plans Required by Specific Plans:	Filed in office of Planning Commission, within 10 days of Commission decision (Zoning Ord. §7366)
Tentative Maps:	Filed with Clerk of Board of Supervisors, within 10 days of Commission decision (S.D.Co. Code §81.307, Gov. Code §66452.5)
Recommendations Against Zoning Reclassifications:	Filed with Board of Supervisors, within 40 days after Commission recommendation is transmitted to the Board (Zoning Ord. §7506.d)
Environmental Determinations*	Filed in office of Planning Commission within 10 days of Environmental Determination or project decision,

whichever is later (S.D.Co. Code §86.404)

No appeal is provided for Commission decisions on Administrative Appeals, Variances, or Minor Use Permits; the Commission decision is final. Commission recommendations on General and Specific Plans (and Amendments), Zoning Ordinance Amendments, and favorable actions on Zoning Reclassifications, are automatically presented to the Board of Supervisors, so no appeal is necessary.

The address for filing with the Board of Supervisors is: Clerk of the Board of Supervisors, Room 402, 1600 Pacific Highway, San Diego, CA 92101. The address for filing with the Planning Commission is: San Diego County Planning Commission, 5201 Ruffin Road, Suite B, San Diego, CA 92123. Appeals must be accompanied by the appeal fee of \$500.00.

\*An "Environmental Determination" is a decision by a non-elected County decision maker, to certify an EIR, approve a Negative Declaration or Mitigated Negative Declaration, or determine that a project is not subject to CEQA.